NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF COLORADO §

Date: November 6, 2025
Deed of Trust:

> **Date:** January 30, 2024
> **Grantor:** Jose Diosdado, 13326 Ivydale Drive, Houston, Texas 77049
> **Beneficiary:** Legacy Land Group Ltd.
> **Recorded** in Volume 1056, Page 183, Official Public Records, Colorado County, Texas.
> **Property:** Being a 10.02 acre tract of land known as Tract 1A and being part of the G. H. & H. RR. Co. Survey, A-664, Colorado County, Texas and being more particularly described by metes and bounds in Exhibit "A" filed in Volume 1056, Page 183, of the Official Public Records, Colorado County, Texas
> **AND**
> Being a 11.08 acre tract of land known as Tract 2 and being part of the G. H. & H. RR. Co. Survey, A-664, Colorado County, Texas and being more particularly described by metes and bounds in Exhibit "B" filed in Volume 1056, Page 183, of the Official Public Records, Colorado County, Texas

Date of Sale: December 2, 2025
Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.
Place of sale of Property: Colorado County Courthouse Annex, 318 Spring Street, Room 103, Columbus, Texas 78934
Designated Area: Colorado County Courthouse Annex, or in any other area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

Substitute Trustee - Dean Murphy or Gordon Murphy or Timothy Murphy or Gillian Calley

For more information:

P.O. Box 1249
San Marcos, Texas 78667
512-396-5115